



City of Rocklin Redevelopment Citizens Advisory Committee Minutes of Special Meeting

February 11, 2004

Chairman Jerry Mitchell called the special meeting to order at 7:02 PM at the City of Rocklin Civic Center, Administration Building, City Council Chambers.

Those members present were Jerry Mitchell, Dean Bender, Gordon Havens, and Warren Jorgensen. Elmo Simpson was absent.

Introduction of Staff and Consultant

Chairman Jerry Mitchell introduced the Staff members and the consultant to the public as follows: Carlos Urrutia, Agency Executive Director; Russell Hildebrand, City Attorney; Rhona Wu, Administrative Clerk; and Don Fraser, consultant.

Purposes for Plan Amendment

The City's consultant, Don Fraser, explained the reasons for amending the Plan. He mentioned that there were three different amendments to the Plan (1) technical, (2) financial, and (3) programmatic.

- Technical Amendment – The original Redevelopment Plan was adopted in 1986 and a new area was added to the Plan in 1997. The two area plans will be combined into one plan.
- Financial Amendment – Don explained that the 1997 plan had a cap limit of \$350 million. At the same time, the Agency had entered an agreement with the County limiting the cap to \$275 million. Two documents are in conflict and the County agreement takes precedence.
- Programmatic Amendment – The original planned improvements and the area needs have changed over time and require changes to the public improvement list. We also need to restore the City's condemnation power and amend the length of the time of the Plan.

Review of Public Improvement List

Executive Director Carlos Urrutia presented to the Committee, a PowerPoint presentation on the list of public improvements being added to the Plan and the reasons for adding these projects.

- 2004 New Projects
 - *New Library* – The County is seeking a grant. The County has collected about \$2 million in capital fees from Rocklin development for this project. The Agency's participation will help to bring a new library to the downtown area.
 - *New Gym* – The Agency will partially fund the project at Rocklin Elementary School.
 - *Police Station/Other Civic Center Improvements* – The Agency will partially fund these projects. The Agency will do mostly aesthetic enhancements such as plazas, landscape, and enhanced architectural features.

- *Community Theatre* – The Agency will participate in the construction of a community theatre.
- *Train Station* – The Agency will participate in the landscaping around the train station and in the public parking area.
- *Other Various Projects* - Public Plazas, community centers, senior centers, sports facilities are planned
- Traffic and Circulation
 - *Sierra College interchange*
 - *Dominquez Over crossing*
 - *Midas Avenue under grounding* – The Agency will partially fund \$5 million for this project.
 - *Rocklin Road Interchange* – Landscaping will be improved.
- Historic Preservation
 - *Historic Structures*
 - *Front Street Restoration activities*
 - *Finnish Temperance Hall* –
 - *Historic Roundhouse*
- Construction Costs

○ <i>Traffic and Circulation</i>	\$17,062,000
○ <i>Civic Center (sewer, water, on site improvements)</i>	\$3,000,000
○ <i>Public Facilities (gym, library, Police Station)</i>	\$3,750,000
○ <i>Other Public Facilities (storm drains)</i>	\$8,000,000
○ <i>Historic Preservation</i>	<u>\$1,500,000</u>
Total Construction Costs	<u>\$33,312,000</u>

In conclusion, Carlos mentioned that the projects would help eliminate blight, and the projects are financially feasible. He also stated that these projects would not happen overnight but through the life of the Plan.

Open to Questions and Answers

No member of the public spoke on the matters before the Committee.

Chairman Jerry Mitchell adjourned the meeting at 7:33 PM.

Minutes taken and transcribed by

Rhona Wu
Administrative Clerk